

070.0

0002

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,053,400 / 1,053,400

APPRAISED:

1,053,400 / 1,053,400

USE VALUE:

1,053,400 / 1,053,400

ASSESSED:

1,053,400 / 1,053,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SANTAGATI ANTHONY

Owner 2:

Owner 3:

Street 1: 7 COLLEGE AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .167 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Brick Veneer Exterior and 2830 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7291	Sq. Ft.	Site		0	70.	0.88	12										447,110						447,100	

IN PROCESS APPRAISAL SUMMARY

Use Code										Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101										7291.000		606,300				447,100		1,053,400						44801	
																				GIS Ref					
																				GIS Ref					
																				Insp Date					
																				11/07/18					



USER DEFINED

Prior Id # 1:	44801
Prior Id # 2:	
Prior Id # 3:	
Date:	
12/30/21	03:07:56
Print:	
Date:	
12/10/2020	
Time:	
1/3/2019	
Last Rev:	
Date:	
12/20/2017	
Time:	
1/3/2017	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT								Parcel ID		070.0-0002-0004.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	606,300	0	7,291.	447,100	1,053,400		Year end	12/23/2021	
2021	101	FV	588,400	0	7,291.	447,100	1,035,500		Year End Roll	12/10/2020	
2020	101	FV	588,200	0	7,291.	447,100	1,035,300	1,035,300	Year End Roll	12/18/2019	
2019	101	FV	436,900	0	7,291.	415,200	852,100	852,100	Year End Roll	1/3/2019	
2018	101	FV	436,900	0	7,291.	415,200	852,100	852,100	Year End Roll	12/20/2017	
2017	101	FV	436,900	0	7,291.	364,100	801,000	801,000	Year End Roll	1/3/2017	
2016	101	FV	436,900	0	7,291.	332,100	769,000	769,000	Year End	1/4/2016	
2015	101	FV	426,500	0	7,291.	293,800	720,300	720,300	Year End Roll	12/11/2014	

SALES INFORMATION

SALES INFORMATION								TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif					Notes			
IGOE EDWARD F	35388-412		5/1/2002	Family	99	No	No	Y								

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/11/2002	158	Wood Dec	3,000	C				REPLACE DECK

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	BS	Barbara S
4/2/2009	Measured	372	PATRIOT
4/20/2000	Inspected	270	PATRIOT
11/2/1999	Mailer Sent		
10/13/1999	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	Colonial			Full Bath: 3	Rating: Average			PDAS.									
Sty Ht: 2A	2A - 2 Sty +Attic			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average												
Prime Wall: 8 - Brick Veneer				A HBth:	Rating:												
Sec Wall: %				OthrFix:	Rating:												
Roof Struct: 2 - Hip				OTHER FEATURES				1st Res Grid Desc: Line 1 # Units 1									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average												
Color: RED				A Kits:	Rating:												
View / Desir:				Fpl: 2	Rating: Average												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: B - Good				CONDOS INFORMATION													
Year Blt: 1939		Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct: G4		Fact: .		Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %	Exterior:				No Unit RMS BRS FL							
Prim Int Wal 2 - Plaster				Functional:	%	Interior:				1 9 5							
Sec Int Wall: %				Economic:	%	Additions:											
Partition: T - Typical				Special:	%	Kitchen:											
Prim Floors: 3 - Hardwood				Override:	%	Baths:											
Sec Floors: %				Total:	18.6 %	Plumbing:											
Bsmnt Flr: 4 - Carpet				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 130.00				Heating:									
Bsmnt Gar: 1				Size Adj.: 1.11378098				General:									
Electric: 3 - Typical				Const Adj.: 1.05070305				Totals									
Insulation: 2 - Typical				Adj \$ / SQ: 152.133													
Int vs Ext: S				Other Features: 126000													
Heat Fuel: 2 - Gas				Grade Factor: 1.33													
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC:			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 744833				WtAv\$/SQ: AvRate: Ind.Val									
% Com Wal	% Sprinkled			Depreciation: 138539				Juris. Factor: 1.00 Before Depr: 202.34									
Depreciated Total: 606294				Final Total: 606300				Special Features: 0 Val/Su Net: 146.48									
								Val/Su SzAd: 267.80									
MOBILE HOME				Make:				Serial #				Year:					
				Model:								Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 070.0-0002-0004.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N Total Yard Items: Total Special Features: Total:																	